

Valley Center Community Planning Group

PO Box 127 Valley Center CA 92082; www.vccpg.org

Notice of Regular Meeting Agenda for March 9, 2009 – 7:00 pm at the
Valley Center Community Hall, 28246 Lilac Road Valley Center CA. m/6 3/6

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DEPARTMENT OF PLANNING
AND LAND USE



Oliver Smith
Chair

Ann Quinley
Vice Chair

Christine Lewis
Secretary

Dave Anderson

Brian Bachman

Hans Britsch

Paul Herigstad

Deb Hofler

David Montross

Keith Robertson

Rich Rudolf

Susan Simpson

Terry
Van Koughnett

(2 Open Seats)

1. Call to Order & Attendance

2. Pledge of Allegiance

3. Open Forum

Members of the public may address the Planning Group on any topic not on the agenda. There is a three-minute time limit per speaker. Planning Group can discuss the topic, but cannot vote. Speakers are encouraged to complete a Request to Speak form prior to the start of the meeting.

4. Chair's Announcements and Items of Public Interest:

- Chair's announcements
- Update on the General Plan Update (Devon Muto and Bob Citrano)
- Summary of DPLU Steering Committee meeting on February 28 (Oliver Smith)
- Report and motions presented for vote from the Mobility Subcommittee (Hofler).
- Report on South Village and Bell/Alti projects (Terry Van Koughnett and Bell/Alti Representatives)
- Report from the Valley Center Community Church (Terry Van Koughnett and VC Community Church Representatives)
- Discussion and vote on nominees to fill the seat on VCCPG created by John Coulombe's resignation
- Comments from candidates for the vacant seat on the VCCPG created by Nancy Layne's resignation
- Remarks from Randy Goodson of the Accretive Group; discussion and possible vote to create a subcommittee to work with him
- Report and possible vote on motions from the General Plan Update subcommittee (Rudolf)
- Report and possible vote on motions from the North Village subcommittee (Robertson)

5. Approval of Minutes:

- Regular Meeting February 9, 2009
- Regular Meeting January 12, 2009

6. Land Use & Project Review

Documentation provided to the Valley Center Community Planning Group members prior to our regular meetings through email distribution will also be available for public review at the same time at the Valley Center Public Library. Hardcopy documents for public review will also be made available at the regularly scheduled meetings.

- P08-034, 2804 Gordon Hill Road (Oliver Smith) proposed cell tower site, AT &T wireless, Owner: Bernesser; Engineer: TDI Calvin Gough
- TPM 21143; ER 08-08-023; (Oliver Smith) Rios TPM lot split; 12902 Mirar De Valle Road. APN 186-061-07; Don Ayles, ERB Engineering, Inc., Environmental Analyst, 12320 Stowe Drive, Suite E, Poway
- ZAP 00-045-01; Verizon Wireless Emergency Generator (Hans Britsch); 13115 Via Suena, Valley Center on property of Phillip and Cathy Bell; Proponent: Verizon Wireless.
- TPM 21035, Sage Meadows (Paul Heringstad) A 2 lot subdivision of an existing 15 acre parcel; owners David and Sherry Green; project is located off Sage Meadow Lane near Miller Road.

7. Announcements and Items of Interest to the VCCPG

- a. Discussion and distribution of new Land Use projects referred to VCCPG by DPLU
- b. Discussion of Project Review Guide
- b. Discussion and vote to reimburse VCCPG Post Office Box fee
- c. Discussion and possible vote on the creation of a subcommittee for generation of candidate questions

8. Subcommittee Updates and Announcements (as necessary)

- a. Circulation – (Debra Hofler, Chair).
- b. GP Update -- (Richard Rudolf, Chair).
- c. Nominations – (Susan Simpson, Chair)
- d. Northern Village – (Keith Robertson, Chair)
- e. Orchard Run – (Debra Hofler, Chair).
- f. Parks & Rec. – (David Montross, Chair)
- g. Rancho Lilac – (Ann Quinley, Chair)
- h. Southern Village - (Terry Van Koughnett, Chair)
- i. Segal Ranch (formerly Spanish Trails)—(Oliver Smith, Chair)
- j. Strategic Planning—(Terry Van Koughnett, Chair)
- k. Tribal Liaison – (Terry Van Koughnett, Chair)
- l. Valley Center Church – (Terry Van Koughnett, Chair)
- m. Website – (Terry Van Koughnett, Chair)
- n. Pauma Ranch (Ann Quinley and Keith Robertson, Chairs)
- o. Castle Creek (Oliver Smith, Chair)

9. Correspondence

- a. DPLU to VCCPG, ZAP 09-001, ER 09-08-002, Cricket Communications Wireless Network. Facility will be located at 29277 Valley Center Road near the intersection of Valley Center Road and Vesper Road. Owner is Gertrude Jensen Trust
- b. DPLU to VCCPG, TMP21076, Log No. 07-02-011, Sumac TPM. Intent to adopt a Mitigated Negative Declaration. Project is 4 lot minor residential subdivision located at 3111 Sumac Road in Fallbrook.
- c. DPLU to VCCPG, TMP 21101RPL, Preliminary and Final notice of approval for Ramarao Gangavalli; 2 parcels off of King Sanday Lane
- d. DPLU to VCCPG, TPM 20811 RPL6; owners Bassam and Ahlam Mustafa. Site address is 9770 Circle R Drive, Valley Center, creation of 4 two acre or greater lots; lot split or minor subdivision plus designated remainder parcel.
- e. DPLU to VCCPG, TPM 20966, Log No. 05-03-004; Lagus Minor Subdivision (three parcels). Project is west of Villa Sierra road, approximately 1,370 feet south of the Villa Sierra Road and Cool Valley Road intersection
- f. DPLU to VCCPG, TPM 21004, Log No. 06 02-007. McNally Road Minor Subdivision. A minor residential subdivision of 57.8 acres into 4 residential parcels plus a designated remainder parcel, ranging in size from 4.0 net acres to 6.11 acres; One McNally near the intersection of Oak Glen Rd. Owner, Fallbrook Development Co of San Diego.
- g. DPLU to VCCPG, TMP 5184E; adoption of tentative approval of an expired map; on Covey Land near West Lilac Road; Robert Sukup owner.
- h. DPLU to VCCPG, PAA 08-009; Threshold Decision on Plan Amendment Authorization; Tavarez; change to General Plan Designation from (18) Multiple Rural Use (one dwelling unit per 4.8, 20 gross acres to (11) Office Professional.
- i. San Diego County Planning Commission to VCCPG; Preliminary and Final agenda for the 9:00 AM February 13, 2009 Planning Commission Meeting. 5201 Ruffin Road, San Diego.
- j. San Diego County Planning Commission to VCCPG; Preliminary and Final Agenda for the 9:00 AM February 27, 2009 Planning Commission meeting, 5201 Ruffin Road, San Diego. (Note: Agenda includes vote on approval of item f above)
- k. Board of Supervisors; POD 08-015, An ordinance amending the Zoning Ordinance Related to Meteorological Testing Facilities
- l. DPLU to VCCPG, Planning and Sponsor Group training workshops. Each member is required to attend one session of training annually
- l. DPLU to VCCPG, Preliminary Agenda for the San Diego County Planning Commission regular meeting on Friday, March 13, 2009 at 9:00 AM at 5201 Ruffin Road, San Diego.

10. Requests for Items on Upcoming Agendas

- a.

11. Adjournment

Next Scheduled Regular Meeting: April 13, 2009

March 9, 2009 Final Agenda